

**CITY OF MISHAWAKA  
HISTORIC PRESERVATION COMMISSION  
October 2, 2018**

A regular meeting of the Mishawaka Historic Preservation Commission was held Tuesday, October 2, 2018 in Room 205, City Hall, 600 E Third St., Mishawaka, IN 46544.

**Chairman Doug Merritt called the meeting to order at 4:00 pm.**

Commission members present: Mike Bultinck, Terry DeMaegd, David Eisen, Doug Merritt, Nancy Seidler, Faye Sullivan, and Kate Voelker.

Advisory members present: Alan Grzeskowiak, Shirley McAlister, Thomas Morris, and Cliff Zenor.

Staff: Christa Hill. Public: Tammy Pesak and Dave Straughn.

**PUBLIC HEARING**

**COA #18-02:** Certificate of Appropriateness for 122N Hill Street, Carnegie Library, to add a 10' x 16' metal shed to the property, located south of the building.

Christa Hill pointed out one change from the staff report. The Plan Commission has already heard the Design Review waiver and it was approved. When the owner, represented by Tammy Pesak, first told the Planning Department about their need for more storage, we suggested a more industrial looking shed as opposed to a residential looking garden shed. We also wanted to distinguish that this was new and not part of the historic structure. The silver color of the proposed shed will match the railing on the stairs and handicap ramp. There is a temporary storage container in the location.

Tammy Pesak indicated they are willing to put up whatever type of shed would be allowed. They simply need more space for chef's jackets.

Terry DeMaegd asked if the shed would be on a foundation. No, and when the building is no longer used as a restaurant, the shed would also go away.

Dave Eisen asked if the building would be locked. Tammy Pesak confirmed that it would, per their contract with the linens company. It would be their responsibility to monitor.

Doug Merritt confirmed the color would be a galvanized metal.

A motion by Dave Eisen; seconded by Faye Sullivan approved the Findings of Fact.

A motion by Kate Voelker; seconded by Mike Bultinck, approved the Certificate of Appropriateness.

**September Meeting Minutes**

Doug Merritt had two corrections to the minutes; both under Special Presentation. 1. Is intern or interim? Perhaps change "planned" to "designed". In the sentence started by Kate Voelker, lighting instead lighted.

Upon a Motion by Dave Eisen, seconded by Kate Voelker, the meeting minutes of September 4, 2018 were approved.

**COMMITTEE REPORTS**

**A. Historic Districts/Plaques**

Cliff Zenor, Thomas Morris, and Jason Stoller installed the Dodge Old People's Home plaque. Email from property manager, says it looks great. Christa Hill showed a picture of Tom and Jason holding the plaque in place.

**B. Public Relations & Community Education**

Christa Hill was asked by the Parks Department if we wanted to participate in Trunk or Treat? The date is October 20 from 5-7pm. Doug Merritt will attend. If everyone could buy a bag of

**CITY OF MISHAWAKA  
HISTORIC PRESERVATION COMMISSION  
October 2, 2018**

candy and get it to Doug. Will ask if we can pass out the cups as well. Not sure how many people attend.

**C. Staff Notes**

Indiana Landmarks invited us to the Kizer House on October 14 from 3-5 for a tour. There will be refreshments. RSVP via EventBrite.

**OLD BUSINESS**

**Plaques for Old No. 4 Firehouse (request to table)**

**Eagle Scout Gym Floor**

It was delivered to City Hall until the Mishawaka Historical Museum is able to accept donations. Invite Pete and Joe DeKever, representing the Museum, the Baldaras family, Scout leaders, Ziolkowski Construction. Cliff Zenor will give presentation with pictures of the progress.

Cliff Zenor submitted receipts for materials. \$253.04 + quote of \$75 plaque. A motion by Mile Bultinck, seconded by Nancy Seidler approved reimbursing these expenses. Donation from Scout was over \$400, so would cover these expenses.

**Recognition of Historic of Signs**

Doug Merritt has not received any response from Arby's Corporate. Another idea was the Bonnie Doon on Lincolnway West because it is local. Kate Voelker asked what if it wasn't a Bonnie Doon anymore? Doug said we would not to be notified as a City, as a Commission if there were to be demolition. Before we approach property/business owners the Commission needs to have more conversation about how we want to recognize these signs and the impact it would have after the business goes away?

**Edgewater Drive Historic District Informational Meetings**

Alan Grzeskowiak had put together a rough set of guidelines. They are looking at going with the Hybrid. Todd Zeiger was going to reword them into more formal language following the ordinance. Hosting a neighborhood block party Sunday, October 7. All are invited. They will ask the neighbors to vote at the block party. Doug Merritt asked if there is any opposition. There are a couple vocal, but their experiences are based on other Commissions. Kate Voelker asked for guidelines. We can provide what the neighborhood prepared, but Todd is still working on a draft. Mike Esposito has done a lot of history research. We will try to get all the information we have to date on the Dropbox. We have shared the difference between Conservation and full Historic District. When a COA would be required. Todd will resurvey this area. The neighborhood understands all their concerns cannot be addressed by the Historic District, but area looking at other avenues for the restoration of the park, trees, etc.

**Education Opportunities**

This topic is on hold until Hannah Lindahl Children's Museum makes an official decision.

**Street Topper Design**

Tabled to the next meeting.

**Steele Stadium**

Mike Bultinck met with administrators. Looking for a Chairperson. Friends of Steele Stadium would act under the Education Foundation. Plan a meeting with Superintendent, Todd Zeiger, those interested in

**CITY OF MISHAWAKA  
HISTORIC PRESERVATION COMMISSION  
October 2, 2018**

serving, possibly and HPC member or two. Dave Eisen provided 30-40 articles regarding the construction of the stadium from his WPA research. Doug Merritt thinks there might be a grant to help with the initial landmark status. Rededication Friday, October 5 about 6:30pm, before the game.

**Steele Stadium**

Mike Bultinck doing work for High School . Met with Christa Hill and Todd Zeiger at the site. One suggestion was to create a Friends of Steele Stadium 501C3, under Mishawaka Education Foundation. Nominated under WPA work. Restore brick underneath paint. Todd is willing to speak directly to the school board.

**NEW BUSINESS**

**Mason Quote Vote on Expense**

This is the quote for installing the plaque at the Brademas House \$140. Cliff Zenor met the mason at the site and provided pictures of where and how. Christa Hill needs a W-9 before the City can pay an invoice. Timeline late October/early November. Shawn Mahoney is not set up as his own business. Cliff voiced concerns about insurance claims. The homeowner does not have to be there. Mike Bultinck suggested asking the employer, Ziolkowski, to do the job and send Mr. Mahoney. How to approach the mason, or the company, or another sign company he can work under.

**PRIVILEGE OF THE FLOOR**

**Meetings Dates and Location**

Due to Election Day, a vote by Dave Eisen, seconded by Kate Voelker, the November meeting has been moved to Monday, November 5. The location of the December meeting has been moved to newly renovated Castle Manor.

**100 Center Code Hearing**

Attending the hearing were the attorney, long- time owner, and a new business partner. They have put up construction fence and cleaned out ten 30 yard dumpsters full of stuff. Code wants to see more outside work done. Christa Hill provided them with the information regarding the historic grant we heard a presentation about a couple of months back.

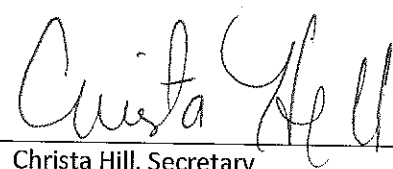
**American Heritage Roundtable**

Dave Eisen invited everyone to the American Heritage Roundtable on October 11 at 6:30. The topic is John Talbot: Entrepreneur, Philanthropist, and Devil Incarnate presented by Greta Fisher.

**ADJOURNMENT**

The meeting adjourned at 5:00pm.

  
Doug Merritt, Chairman

  
Christa Hill, Secretary